

Fill in this information to identify your case:

United States Bankruptcy Court for the:

MIDDLE DISTRICT OF FLORIDA

Case number *(if known)* _____ Chapter 11 Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name	<u>Melbourne Beach, LLC</u>	
<hr/>		
2. All other names debtor used in the last 8 years Include any assumed names, trade names and <i>doing business as</i> names	_____	
<hr/>		
3. Debtor's federal Employer Identification Number (EIN)	<u>65-0860036</u>	
<hr/>		
4. Debtor's address	Principal place of business	Mailing address, if different from principal place of business
	<u>1151 SW 30th Street</u> <u>Suite D</u> <u>Palm City, FL 34990</u> Number, Street, City, State & ZIP Code	_____
	<u>Martin</u> County	Location of principal assets, if different from principal place of business <u>Ocean Springs Shopping Village located at</u> <u>959-991 Eau Gallie Blvd Satellite Beach, FL 32937</u> Number, Street, City, State & ZIP Code
<hr/>		
5. Debtor's website (URL)	_____	
<hr/>		
6. Type of debtor	<input checked="" type="checkbox"/> Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) <input type="checkbox"/> Partnership (excluding LLP) <input type="checkbox"/> Other. Specify: _____	
<hr/>		

Debtor Melbourne Beach, LLC
Name

Case number (if known) _____

7. Describe debtor's business

A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- Chapter 7
- Chapter 9

Chapter 11. Check all that apply:

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- No.
- Yes.

If more than 2 cases, attach a separate list.

District _____	When _____	Case number _____
District _____	When _____	Case number _____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- No
- Yes.

List all cases. If more than 1, attach a separate list

Debtor _____	Relationship _____
District _____	When _____ Case number, if known _____

Debtor **Melbourne Beach, LLC**
Name

Case number (if known)

11. Why is the case filed in this district?

Check all that apply:

- Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

It needs to be physically secured or protected from the weather.

It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

Other _____

Where is the property? _____

Number, Street, City, State & ZIP Code

Is the property insured?

No

Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- Funds will be available for distribution to unsecured creditors.
- After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000 | <input type="checkbox"/> 25,001-50,000 |
| <input type="checkbox"/> 50-99 | <input type="checkbox"/> 5001-10,000 | <input type="checkbox"/> 50,001-100,000 |
| <input type="checkbox"/> 100-199 | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999 | | |

15. Estimated Assets

- | | | |
|--|---|--|
| <input type="checkbox"/> \$0 - \$50,000 | <input type="checkbox"/> \$1,000,001 - \$10 million | <input type="checkbox"/> \$500,000,001 - \$1 billion |
| <input type="checkbox"/> \$50,001 - \$100,000 | <input checked="" type="checkbox"/> \$10,000,001 - \$50 million | <input type="checkbox"/> \$1,000,000,001 - \$10 billion |
| <input type="checkbox"/> \$100,001 - \$500,000 | <input type="checkbox"/> \$50,000,001 - \$100 million | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million | <input type="checkbox"/> More than \$50 billion |

16. Estimated liabilities

- | | | |
|--|--|--|
| <input type="checkbox"/> \$0 - \$50,000 | <input checked="" type="checkbox"/> \$1,000,001 - \$10 million | <input type="checkbox"/> \$500,000,001 - \$1 billion |
| <input type="checkbox"/> \$50,001 - \$100,000 | <input type="checkbox"/> \$10,000,001 - \$50 million | <input type="checkbox"/> \$1,000,000,001 - \$10 billion |
| <input type="checkbox"/> \$100,001 - \$500,000 | <input type="checkbox"/> \$50,000,001 - \$100 million | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million | <input type="checkbox"/> More than \$50 billion |

Debtor **Melbourne Beach, LLC**
Name

Case number (if known) _____

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **December 26, 2017**
MM / DD / YYYY

X /s/ Brian West
 Signature of authorized representative of debtor
 Title **Managing Member**

Brian West
 Printed name

18. Signature of attorney

X /s/ James W. Elliott
 Signature of attorney for debtor

Date **December 26, 2017**
MM / DD / YYYY

James W. Elliott 0040961
 Printed name

McIntyre Thanasides Bringgold Elliott, et al.
 Firm name

500 E. Kennedy Blvd.
Suite 200
Tampa, FL 33602
 Number, Street, City, State & ZIP Code

Contact phone **813-223-0000** Email address **James@mcintyrefirm.com**

0040961
 Bar number and State

Fill in this information to identify the case:

Debtor name Melbourne Beach, LLC
United States Bankruptcy Court for the: MIDDLE DISTRICT OF FLORIDA
Case number (if known) _____

Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- Schedule H: Codebtors* (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- Amended Schedule* _____
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on December 26, 2017

X /s/ Brian West
Signature of individual signing on behalf of debtor

Brian West
Printed name

Managing Member
Position or relationship to debtor

Fill in this information to identify the case:

Debtor name **Melbourne Beach, LLC**
 United States Bankruptcy Court for the: **MIDDLE DISTRICT OF FLORIDA**
 Case number (if known): _____

Check if this is an
 amended filing

Official Form 204**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Brian West 1151 SW 30th St. Suite D Palm City, FL 34990		Fees for managing business				\$1,936,000.00
Shimon Wolkowicki Yellow Funding 625 W. 51st Street New York, NY 10019		Improvements				\$300,000.00
Roofing Unlimited 1146 53rd Court N West Palm Beach, FL 33407		Roof Repairs				\$20,000.00
Jones Foster 505 S. Flagler Drive #1100 West Palm Beach, FL 33401		Legal Fees				\$20,000.00
Albert Cohen Wald & Cohen, PA 11420 N Kendall Dr # 203 Miami, FL 33176		Accounting Fees				\$10,000.00
Hybridge 100 E. Central Blvd. Suite 2 Orlando, FL 32801		Leasing Commission				\$8,000.00
Allan Whitehead Freese Whitehead 2200 Font Street #301 Melbourne, FL 32901		Legal Fees				\$8,000.00

Debtor **Melbourne Beach, LLC**
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Shopping Center Group 2170 W. State Rd. 434 Suite 250 Longwood, FL 32779		Leasing Commission				\$5,000.00
William Osborne Esq. 1305 E. Robinson St. Orlando, FL 32801		Legal Fees				\$4,800.00
Leslie Evans, Esq. Leslie Robert Evans & Associates PA 214 Brazilian Ave #200 Palm Beach, FL 33480		Legal Fees				\$2,000.00
Texas Roadhouse Holdings LLC 6040 Dutchmans Lane Louisville, KY 40205		Landlord Required Improvements of Approximately \$95,000				\$0.00

Fill in this information to identify the case:

Debtor name Melbourne Beach, LLC

United States Bankruptcy Court for the: MIDDLE DISTRICT OF FLORIDA

Case number (if known) _____

Check if this is an amended filing

**Official Form 206Sum
Summary of Assets and Liabilities for Non-Individuals**

12/15

Part 1: Summary of Assets

1. **Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

1a. Real property: Copy line 88 from <i>Schedule A/B</i>	\$ <u>15,300,000.00</u>
1b. Total personal property: Copy line 91A from <i>Schedule A/B</i>	\$ <u>54,400.00</u>
1c. Total of all property: Copy line 92 from <i>Schedule A/B</i>	\$ <u>15,354,400.00</u>

Part 2: Summary of Liabilities

2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D) Copy the total dollar amount listed in Column A, <i>Amount of claim</i> , from line 3 of <i>Schedule D</i>	\$ <u>516,000.00</u>
3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)	
3a. Total claim amounts of priority unsecured claims: Copy the total claims from Part 1 from line 5a of <i>Schedule E/F</i>	\$ <u>0.00</u>
3b. Total amount of claims of nonpriority amount of unsecured claims: Copy the total of the amount of claims from Part 2 from line 5b of <i>Schedule E/F</i>	+\$ <u>2,313,800.00</u>
4. Total liabilities Lines 2 + 3a + 3b	\$ <u>2,829,800.00</u>

Fill in this information to identify the case:

Debtor name Melbourne Beach, LLC

United States Bankruptcy Court for the: MIDDLE DISTRICT OF FLORIDA

Case number (if known) _____

Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

- No. Go to Part 2.
- Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor	Current value of debtor's interest
--	------------------------------------

3.	Checking, savings, money market, or financial brokerage accounts <i>(Identify all)</i>	Type of account	Last 4 digits of account number	Current value of debtor's interest
3.1.	<u>Suntrust</u>	<u>Checking</u>	<u>5674</u>	<u>\$10,000.00</u>
3.2.	<u>Suntrust</u>	<u>Checking</u>	<u>6355</u>	<u>\$400.00</u>

4. **Other cash equivalents** *(Identify all)*

5. **Total of Part 1.** \$10,400.00
 Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

Part 2: Deposits and Prepayments

6. Does the debtor have any deposits or prepayments?

- No. Go to Part 3.
- Yes Fill in the information below.

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

- No. Go to Part 4.
- Yes Fill in the information below.

11. **Accounts receivable**

Debtor Melbourne Beach, LLC Case number (If known) _____
 Name

11a. 90 days old or less: 64,000.00 - 20,000.00 = \$44,000.00
 face amount doubtful or uncollectible accounts

12. **Total of Part 3.**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

<u>\$44,000.00</u>

Part 4: Investments

13. Does the debtor own any investments?

- No. Go to Part 5.
- Yes Fill in the information below.

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- No. Go to Part 6.
- Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- No. Go to Part 7.
- Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- No. Go to Part 8.
- Yes Fill in the information below.

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- No. Go to Part 9.
- Yes Fill in the information below.

Part 9: Real property

54. Does the debtor own or lease any real property?

- No. Go to Part 10.
- Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest

Debtor Melbourne Beach, LLC
Name

Case number (If known) _____

55.1. **Ocean Spring Plaza,
located at 981 E. Eau
Gallie Blvd,
Melbourne, FL 32937** Owner \$0.00 Comparable sale \$15,300,000.00

56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
Copy the total to line 88.

\$15,300,000.00

57. **Is a depreciation schedule available for any of the property listed in Part 9?**

- No
 Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

- No
 Yes

Part 10: Intangibles and intellectual property

59. **Does the debtor have any interests in intangibles or intellectual property?**

- No. Go to Part 11.
 Yes Fill in the information below.

Part 11: All other assets

70. **Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- No. Go to Part 12.
 Yes Fill in the information below.

**Current value of
debtor's interest**

71. **Notes receivable**
Description (include name of obligor)

72. **Tax refunds and unused net operating losses (NOLs)**
Description (for example, federal, state, local)

73. **Interests in insurance policies or annuities**

74. **Causes of action against third parties (whether or not a lawsuit has been filed)**

75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**

Claim for performance against Winn Dixie (Settled pursuant to mediated settlement agreement dated 08/22/2017-awaiting settlement payment)

Nature of claim	Performance/Contract
Amount requested	\$0.00

Unknown

76. **Trusts, equitable or future interests in property**

77. **Other property of any kind not already listed** *Examples: Season tickets, country club membership*

Debtor Melbourne Beach, LLC
Name

Case number (if known) _____

78. **Total of Part 11.**
Add lines 71 through 77. Copy the total to line 90.

<u>\$0.00</u>

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**
 No
 Yes

Debtor Melbourne Beach, LLC
Name

Case number (if known) _____

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	<u>\$10,400.00</u>	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	<u>\$0.00</u>	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	<u>\$44,000.00</u>	
83. Investments. <i>Copy line 17, Part 4.</i>	<u>\$0.00</u>	
84. Inventory. <i>Copy line 23, Part 5.</i>	<u>\$0.00</u>	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	<u>\$0.00</u>	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	<u>\$0.00</u>	
88. Real property. <i>Copy line 56, Part 9.....></i>		<u>\$15,300,000.00</u>
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	<u>\$0.00</u>	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ <u>\$0.00</u>	
91. Total. Add lines 80 through 90 for each column	<u>\$54,400.00</u>	+ 91b. <u>\$15,300,000.00</u>
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		<u>\$15,354,400.00</u>

Fill in this information to identify the case:

Debtor name Melbourne Beach, LLC

United States Bankruptcy Court for the: MIDDLE DISTRICT OF FLORIDA

Case number (if known) _____

Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A	Column B
		Amount of claim	Value of collateral that supports this claim
		Do not deduct the value of collateral.	
<p>2.1 Bear Stearns</p> <p><small>Creditor's Name</small> c/o Wells Fargo Bank PO Box 60253 Charlotte, NC 28260</p> <p><small>Creditor's mailing address</small></p> <p><small>Creditor's email address, if known</small></p> <p>Date debt was incurred</p> <p>Last 4 digits of account number 1214</p> <p>Do multiple creditors have an interest in the same property?</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.</p>	<p><small>Describe debtor's property that is subject to a lien</small> Ocean Spring Plaza, located at 981 E. Eau Gallie Blvd, Melbourne, FL 32937</p> <hr/> <p><small>Describe the lien</small> Mortgage</p> <p><small>Is the creditor an insider or related party?</small></p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p> <p><small>Is anyone else liable on this claim?</small></p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p><small>As of the petition filing date, the claim is:</small> Check all that apply</p> <p><input type="checkbox"/> Contingent</p> <p><input type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p>	<p>\$516,000.00</p>	<p>\$15,300,000.00</p>

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any. **\$516,000.00**

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address	On which line in Part 1 did you enter the related creditor?	Last 4 digits of account number for this entity

Fill in this information to identify the case:

Debtor name Melbourne Beach, LLC

United States Bankruptcy Court for the: MIDDLE DISTRICT OF FLORIDA

Case number (if known) _____

Check if this is an amended filing

Official Form 206E/F
Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

- No. Go to Part 2.
 Yes. Go to line 2.

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim
3.1	Nonpriority creditor's name and mailing address Albert Cohen Wald & Cohen, PA 11420 N Kendall Dr # 203 Miami, FL 33176 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: Accounting Fees Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <hr/> \$10,000.00
3.2	Nonpriority creditor's name and mailing address Allan Whitehead Freese Whitehead 2200 Font Street #301 Melbourne, FL 32901 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: Legal Fees Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <hr/> \$8,000.00
3.3	Nonpriority creditor's name and mailing address Brian West 1151 SW 30th St. Suite D Palm City, FL 34990 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: Fees for managing business Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <hr/> \$1,936,000.00
3.4	Nonpriority creditor's name and mailing address Hybridge 100 E. Central Blvd. Suite 2 Orlando, FL 32801 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: Leasing Commission Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <hr/> \$8,000.00

Debtor	Name	Case number (if known)
	Melbourne Beach, LLC	
3.5	Nonpriority creditor's name and mailing address Jones Foster 505 S. Flagler Drive #1100 West Palm Beach, FL 33401 Date(s) debt was incurred __ Last 4 digits of account number __	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$20,000.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Legal Fees</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.6	Nonpriority creditor's name and mailing address Leslie Evans, Esq. Leslie Robert Evans & Associates PA 214 Brazilian Ave #200 Palm Beach, FL 33480 Date(s) debt was incurred __ Last 4 digits of account number __	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$2,000.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Legal Fees</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.7	Nonpriority creditor's name and mailing address Roofing Unlimited 1146 53rd Court N West Palm Beach, FL 33407 Date(s) debt was incurred __ Last 4 digits of account number __	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$20,000.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Roof Repairs</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.8	Nonpriority creditor's name and mailing address Shimon Wolkowicki Yellow Funding 625 W. 51st Street New York, NY 10019 Date(s) debt was incurred __ Last 4 digits of account number __	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$300,000.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Improvements</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.9	Nonpriority creditor's name and mailing address Shopping Center Group 2170 W. State Rd. 434 Suite 250 Longwood, FL 32779 Date(s) debt was incurred __ Last 4 digits of account number __	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$5,000.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Leasing Commission</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.10	Nonpriority creditor's name and mailing address Texas Roadhouse Holdings LLC 6040 Dutchmans Lane Louisville, KY 40205 Date(s) debt was incurred __ Last 4 digits of account number __	As of the petition filing date, the claim is: <i>Check all that apply.</i> Unknown <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Landlord Required Improvements of Approximately \$95,000</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.11	Nonpriority creditor's name and mailing address William Osborne Esq. 1305 E. Robinson St. Orlando, FL 32801 Date(s) debt was incurred __ Last 4 digits of account number __	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$4,800.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Legal Fees</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

Part 3: List Others to Be Notified About Unsecured Claims

Debtor **Melbourne Beach, LLC**
Name

Case number (if known) _____

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address

On which line in Part 1 or Part 2 is the related creditor (if any) listed?

Last 4 digits of account number, if any

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2
 Lines 5a + 5b = 5c.

		Total of claim amounts
5a.	\$	0.00
5b.	+	2,313,800.00
5c.	\$	2,313,800.00

Fill in this information to identify the case:

Debtor name Melbourne Beach, LLC

United States Bankruptcy Court for the: MIDDLE DISTRICT OF FLORIDA

Case number (if known) _____

Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

2. List all contracts and unexpired leases **State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.1. State what the contract or lease is for and the nature of the debtor's interest **Tenant**

State the term remaining **12/31/18 (Plus 1-3 Yr Extension)**

List the contract number of any government contract _____

**Ashwini Pharmacy
3626 Woodstock Ct
Melbourne, FL 32904**

2.2. State what the contract or lease is for and the nature of the debtor's interest **Tenant (Month to Month Lease)**

State the term remaining **Unknown**

List the contract number of any government contract _____

**Bangkok Bangkok LLC
971 E. Eau Gallie Blvd
Satellite Beach, FL 32937**

2.3. State what the contract or lease is for and the nature of the debtor's interest **Tenant**

State the term remaining **6/30/20 (Plus 1-3 yr extension)**

List the contract number of any government contract _____

**Best Chinese Restaurant
991 E. Eau Gallie Blvd
Satellite Beach, FL 32937**

2.4. State what the contract or lease is for and the nature of the debtor's interest **Tenant**

State the term remaining **6/30/22 (Plus 2-5 Yr Extension)**

List the contract number of any government contract _____

**Bighead Brewing Co.
c/o Coasters Pub
971 E. Eau Gallie Blvd
Satellite Beach, FL 32937**

Debtor 1 **Melbourne Beach, LLC**
First Name Middle Name Last Name

Case number (if known) _____

Additional Page if You Have More Contracts or Leases**2. List all contracts and unexpired leases**

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

- | | | | |
|-------|--|---|--|
| 2.5. | State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract | Tenant (Month to Month Lease)

Unknown | Class Act
343 Lee Ave
Satellite Beach, FL 32937 |
| 2.6. | State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract | Tenant

9/30/18 (Plus 2-3 Yr Extension) | Coastal Interior LLC
981 E. Eau Gallie Blvd
Satellite Beach, FL 32937 |
| 2.7. | State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract | Tenant

4/30/21 (Plus 1-5 Yr Extension) | Covemart, Inc.
DBA Wrap N. Pack Plus
981 E. Eau Gallie Blvd
Satellite Beach, FL 32937 |
| 2.8. | State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract | Tenant

5/31/21 (Plus 3-5 Yr Extension) | Dollar Tree Services, Inc.
500 Volvo Pkwy
Chesapeake, VA 23320 |
| 2.9. | State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract | Tenant

9/30/21 | Express Yourself Dry Cleaning Center
971 E. Eau Gallie Blvd
Satellite Beach, FL 32937 |
| 2.10. | State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract | Tenant

11/30/17 (Plus 1-3 Mo. Extension) | Friendly's Ice Cream, LLC
1855 Boston Rd.
Wilbraham, MA 01095 |

Debtor 1 **Melbourne Beach, LLC**
First Name Middle Name Last Name

Case number (if known) _____

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

government contract _____

2.11. State what the contract or lease is for and the nature of the debtor's interest **Tenant**
 State the term remaining **4/30/19 (Plus 1-3 Yr Extension)**
 List the contract number of any government contract _____
**H&R Block
 One H&R Block Way
 Kansas City, MO 64105**

2.12. State what the contract or lease is for and the nature of the debtor's interest **Tenant**
 State the term remaining **1/31/21 (Plus 1-5 Yr Extension)**
 List the contract number of any government contract _____
**Mainwold Jewelers
 981 E. Eau Gallie Blvd
 Satellite Beach, FL 32937**

2.13. State what the contract or lease is for and the nature of the debtor's interest **Tenant**
 State the term remaining **7/31/22 (Plus 1-5 Yr Extension)**
 List the contract number of any government contract _____
**Pizza Kingdom of Brevard Inc.
 981 E. Eau Gallie Blvd
 Satellite Beach, FL 32937**

2.14. State what the contract or lease is for and the nature of the debtor's interest **Tenant**
 State the term remaining **5/30/21 (Plus 1-3 Yr Extension)**
 List the contract number of any government contract _____
**Precision Hair LLC
 971 E. Eau Gallie Blvd
 Satellite Beach, FL 32937**

2.15. State what the contract or lease is for and the nature of the debtor's interest **Tenant**
 State the term remaining **1/31/19 (Plus 1-3 Yr Extension)**
 List the contract number of any government contract _____
**Puffs Smoke Shop
 991 E. Eau Gallie Blvd
 Satellite Beach, FL 32937**

2.16. State what the contract or lease is for and the nature of the debtor's interest **Tenant**
**Sally Beauty Holdings
 PO Box 90219
 Denton, TX 76202**

Debtor 1 **Melbourne Beach, LLC**
 First Name Middle Name Last Name

Case number (if known) _____

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

State the term remaining **10/31/20 (Plus 1-5 Yr Extension)**
 List the contract number of any government contract _____

2.17. State what the contract or lease is for and the nature of the debtor's interest **Tenant**

State the term remaining **1/31/20**
 List the contract number of any government contract _____

**Signature Nail Studio
 981 E. Eau Gallie Blvd
 Satellite Beach, FL 32937**

2.18. State what the contract or lease is for and the nature of the debtor's interest **Tenant**

State the term remaining **8/30/2018 (Plus 1-3 Yr Extension)**
 List the contract number of any government contract _____

**Sugarman Games LLC
 DBA Ready Set Game
 360 Willow Drive
 Satellite Beach, FL 32937**

2.19. State what the contract or lease is for and the nature of the debtor's interest **Tenant**

State the term remaining **6/30/21 (Plus 1-5 Yr Extension)**
 List the contract number of any government contract _____

**Sunburst Tanning Co.
 991 E. Eau Gallie Blvd
 Satellite Beach, FL 32937**

2.20. State what the contract or lease is for and the nature of the debtor's interest **Tenant**

State the term remaining **TBD (Plus 3-5 Yr Extension)**
 List the contract number of any government contract _____

**Texas Roadhouse Holdings LLC
 6040 Dutchmans Lane
 Louisville, KY 40205**

2.21. State what the contract or lease is for and the nature of the debtor's interest **Tenant**

State the term remaining **9/7/18 (Plus 3-5 Yr Extension)**
 List the contract number of any government contract _____

**Winn Dixie
 c/o Southeastern Grocers
 8928 Prominence Pkwy #200
 Jacksonville, FL 32256**

Debtor 1 **Melbourne Beach, LLC**
First Name Middle Name Last Name

Case number (if known) _____

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.22. State what the contract or lease is for and the nature of the debtor's interest

Tenant

State the term remaining

5/31/22 (Plus 3-5 Yr Extension)

**Wireless Vision LLC
40700 Woodward Ave
Suite 250
Bloomfield Hills, MI 48304**

List the contract number of any government contract _____

Fill in this information to identify the case:

Debtor name Melbourne Beach, LLC

United States Bankruptcy Court for the: MIDDLE DISTRICT OF FLORIDA

Case number (if known) _____

Check if this is an amended filing

**Official Form 206H
Schedule H: Your Codebtors**

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

- No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
- Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

	Name	Mailing Address	Name	Check all schedules that apply:
2.1	_____	Street _____ City State Zip Code	_____	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.2	_____	Street _____ City State Zip Code	_____	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.3	_____	Street _____ City State Zip Code	_____	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.4	_____	Street _____ City State Zip Code	_____	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G

Fill in this information to identify the case:

Debtor name Melbourne Beach, LLC
 United States Bankruptcy Court for the: MIDDLE DISTRICT OF FLORIDA
 Case number (if known) _____

Check if this is an amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/16

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income

1. Gross revenue from business

None.

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

Sources of revenue
Check all that apply

Gross revenue
(before deductions and exclusions)

From the beginning of the fiscal year to filing date:
From 1/01/2017 to **Filing Date**

Operating a business
 Other _____

\$924,822.00

For prior year:
From 1/01/2016 to 12/31/2016

Operating a business
 Other _____

\$997,732.00

For year before that:
From 1/01/2015 to 12/31/2015

Operating a business
 Other _____

\$924,000.00

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

None.

Description of sources of revenue

Gross revenue from each source
(before deductions and exclusions)

Part 2: List Certain Transfers Made Before Filing for Bankruptcy

3. Certain payments or transfers to creditors within 90 days before filing this case

List payments or transfers--including expense reimbursements--to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

None.

Creditor's Name and Address

Dates

Total amount of value

Reasons for payment or transfer
Check all that apply

Debtor **Melbourne Beach, LLC**

Case number (if known) _____

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer <i>Check all that apply</i>
3.1. Bear Stearns c/o Wells Fargo Bank PO Box 60253 Charlotte, NC 28260	October, November and December 2017 (\$62,482.80 Monthly)	\$187,448.40	<input checked="" type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other ___
3.2. Florida Department of Revenue P.O. Box 6668 Tallahassee, FL 32314	October 2017: \$3431.26 November 2017: \$3452.31 December 2017: \$3116.04	\$10,314.83	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input checked="" type="checkbox"/> Other ___

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
4.1. Westco Development c/o Brian West 1151 SW 30th St. Suite D Palm City, FL 34990 Managing Member	4/28/2017 5/06/2017 11/9/2017	\$38,876.00	Management Fees
4.2. Jones Foster 505 S. Flagler Drive #1100 West Palm Beach, FL 33401 Attorney	11/7/2017 11/30/2017	\$11,000.00	

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

None

Creditor's name and address	Describe of the Property	Date	Value of property
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6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
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Part 3: Legal Actions or Assignments

7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits

Debtor **Melbourne Beach, LLC**

Case number (if known)

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

None.

	Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1.	Melbourne Beach LLC v. Winn Dixie Stores 2014-CA-018837	Contract and Indebtedness	Brevard County Clerk of Court 51 Nieman Ave #100 Melbourne, FL 32901	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.2.	Melbourne Beach LLC v. Ilya Palinsky, Pirogee Investments, Shimon Wolkowicki, Elena Palinsky, Yellow Funding, Inc. 2014-CA-00146 (Consolidated: 14-CA-1100)	Contract and Indebtedness	Martin County Clerk of Court 100 SE Ocean Boulevard Stuart, FL 34994	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

None

Part 4: Certain Gifts and Charitable Contributions

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
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Part 5: Certain Losses

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

None

Description of the property lost and how the loss occurred	Amount of payments received for the loss <small>If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).</small>	Dates of loss	Value of property lost
Pylon sign damage by Hurricane Irma	None	September 2017	\$10,000.00

Part 6: Certain Payments or Transfers

11. Payments related to bankruptcy

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

None.

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
---	---	-------	-----------------------

Debtor **Melbourne Beach, LLC** Case number (if known) _____

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1. McIntyre Thanasides 500 E. Kennedy Blvd. Suite 200 Tampa, FL 33602	Attorney Fees	December 8, 2017 (\$10,000.00) December 26, 2017 (\$15,000.00)	\$25,000.00

Email or website address
James@mcintyrefirm.com

Who made the payment, if not debtor?
Melbourne Beach, LLC

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device. Do not include transfers already listed on this statement.

None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
-------------------------	-----------------------------------	---------------------------	-----------------------

13. Transfers not already listed on this statement

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

None.

Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
-----------------------------------	--	------------------------	-----------------------

Part 7: Previous Locations

14. Previous addresses

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

Does not apply

Address	Dates of occupancy From-To
---------	-------------------------------

Part 8: Health Care Bankruptcies

15. Health Care bankruptcies

Is the debtor primarily engaged in offering services and facilities for:
 - diagnosing or treating injury, deformity, or disease, or
 - providing any surgical, psychiatric, drug treatment, or obstetric care?

- No. Go to Part 9.
- Yes. Fill in the information below.

Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
---------------------------	--	---

Part 9: Personally Identifiable Information

Debtor **Melbourne Beach, LLC**

Case number (if known) _____

16. Does the debtor collect and retain personally identifiable information of customers?

- No.
- Yes. State the nature of the information collected and retained.

17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?

- No. Go to Part 10.
- Yes. Does the debtor serve as plan administrator?

Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units

18. Closed financial accounts

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

- None

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
--	---------------------------------	-------------------------------	--	---

19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

- None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Do you still have it?
---	---	-----------------------------	-----------------------

20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

- None

Facility name and address	Names of anyone with access to it	Description of the contents	Do you still have it?
---------------------------	-----------------------------------	-----------------------------	-----------------------

Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own

21. Property held for another

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

- None

Part 12: Details About Environment Information

For the purpose of Part 12, the following definitions apply:

Environmental law means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

Site means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

Hazardous material means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Debtor **Melbourne Beach, LLC**

Case number (if known) _____

Report all notices, releases, and proceedings known, regardless of when they occurred.

22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.

- No.
- Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
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23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

- No.
- Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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24. Has the debtor notified any governmental unit of any release of hazardous material?

- No.
- Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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Part 13: Details About the Debtor's Business or Connections to Any Business

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

- None

Business name address	Describe the nature of the business	Employer Identification number <small>Do not include Social Security number or ITIN.</small>	Dates business existed
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26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

- None

Name and address	Date of service From-To
26a.1. Albert Cohen Wald & Cohen, PA 11420 N Kendall Dr # 203 Miami, FL 33176	2014 to Present
26a.2. Karen Phelps c/o Westco 1151 SW 30th St. Suite D Palm City, FL 34990	2008 to Present

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

- None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

- None

Debtor **Melbourne Beach, LLC**

Case number (if known) _____

Name and address **If any books of account and records are unavailable, explain why**

26c.1. **Melbourne Beach, LLC**
1151 SW 30th Street
Suite D
Palm City, FL 34990

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

None

Name and address

26d.1. **Bear Stearns**
c/o Wells Fargo Bank
PO Box 60253
Charlotte, NC 28260

27. Inventories

Have any inventories of the debtor's property been taken within 2 years before filing this case?

- No
- Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory	Date of inventory	The dollar amount and basis (cost, market, or other basis) of each inventory
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28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
Brian West, Managing Member	1151 SW 30th St. Suite D Palm City, FL 34990	Managing Member	

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

- No
- Yes. Identify below.

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- No
- Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
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31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- No
- Yes. Identify below.

Name of the parent corporation	Employer Identification number of the parent corporation
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Debtor **Melbourne Beach, LLC**

Case number (if known) _____

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- No
- Yes. Identify below.

Name of the parent corporation

Employer Identification number of the parent corporation

Part 14: Signature and Declaration

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **December 26, 2017**

/s/ Brian West
Signature of individual signing on behalf of the debtor

Brian West
Printed name

Position or relationship to debtor **Managing Member**

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

- No
- Yes

**United States Bankruptcy Court
Middle District of Florida**

In re Melbourne Beach, LLC

Debtor(s)

Case No.

Chapter 11

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
Brian West, Sole Managing Member 1151 SW 30th St. Suite D Palm City, FL 34990			Membership Interest

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the **Managing Member** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date December 26, 2017

Signature /s/ Brian West
Brian West

Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. §§ 152 and 3571.

**United States Bankruptcy Court
Middle District of Florida**

In re **Melbourne Beach, LLC**

Debtor(s)

Case No. _____

Chapter **11**

VERIFICATION OF CREDITOR MATRIX

I, the Managing Member of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **December 26, 2017**

/s/ Brian West

Brian West/Managing Member

Signer/Title

Melbourne Beach, LLC
1151 SW 30th Street
Suite D
Palm City, FL 34990

Brian West
1151 SW 30th St.
Suite D
Palm City, FL 34990

Jones Foster
505 S. Flagler Drive #1100
West Palm Beach, FL 33401

James W. Elliott
McIntyre Thanasides Bringgold Elliott, et al
500 E. Kennedy Blvd.
Suite 200
Tampa, FL 33602

Class Act
343 Lee Ave
Satellite Beach, FL 32937

Leslie Evans, Esq.
Leslie Robert Evans & Associates P
214 Brazilian Ave #200
Palm Beach, FL 33480

Albert Cohen
Wald & Cohen, PA
11420 N Kendall Dr # 203
Miami, FL 33176

Coastal Interior LLC
981 E. Eau Gallie Blvd
Satellite Beach, FL 32937

Mainwold Jewelers
981 E. Eau Gallie Blvd
Satellite Beach, FL 32937

Allan Whitehead
Freese Whitehead
2200 Font Street #301
Melbourne, FL 32901

Covemart, Inc.
DBA Wrap N. Pack Plus
981 E. Eau Gallie Blvd
Satellite Beach, FL 32937

Pizza Kingdom of Brevard Inc.
981 E. Eau Gallie Blvd
Satellite Beach, FL 32937

Ashwini Pharmacy
3626 Woodstock Ct
Melbourne, FL 32904

Dollar Tree Services, Inc.
500 Volvo Pkwy
Chesapeake, VA 23320

Precision Hair LLC
971 E. Eau Gallie Blvd
Satellite Beach, FL 32937

Bangkok Bangkok LLC
971 E. Eau Gallie Blvd
Satellite Beach, FL 32937

Express Yourself Dry Cleaning Center
971 E. Eau Gallie Blvd
Satellite Beach, FL 32937

Puffs Smoke Shop
991 E. Eau Gallie Blvd
Satellite Beach, FL 32937

Bear Stearns
c/o Wells Fargo Bank
PO Box 60253
Charlotte, NC 28260

Friendly's Ice Cream, LLC
1855 Boston Rd.
Wilbraham, MA 01095

Roofing Unlimited
1146 53rd Court N
West Palm Beach, FL 33407

Best Chinese Restaurant
991 E. Eau Gallie Blvd
Satellite Beach, FL 32937

H&R Block
One H&R Block Way
Kansas City, MO 64105

Sally Beauty Holdings
PO Box 90219
Denton, TX 76202

Bighead Brewing Co.
c/o Coasters Pub
971 E. Eau Gallie Blvd
Satellite Beach, FL 32937

Hybridge
100 E. Central Blvd.
Suite 2
Orlando, FL 32801

Shimon Wolkowicki
Yellow Funding
625 W. 51st Street
New York, NY 10019

Shopping Center Group
2170 W. State Rd. 434
Suite 250
Longwood, FL 32779

Signature Nail Studio
981 E. Eau Gallie Blvd
Satellite Beach, FL 32937

Sugarman Games LLC
DBA Ready Set Game
360 Willow Drive
Satellite Beach, FL 32937

Sunburst Tanning Co.
991 E. Eau Gallie Blvd
Satellite Beach, FL 32937

Texas Roadhouse Holdings LLC
6040 Dutchmans Lane
Louisville, KY 40205

William Osborne Esq.
1305 E. Robinson St.
Orlando, FL 32801

Winn Dixie
c/o Southeastern Grocers
8928 Prominence Pkwy #200
Jacksonville, FL 32256

Wireless Vision LLC
40700 Woodward Ave
Suite 250
Bloomfield Hills, MI 48304

B2030 (Form 2030) (12/15)

**United States Bankruptcy Court
Middle District of Florida**

In re Melbourne Beach, LLC
Debtor(s)

Case No. _____
Chapter 11

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

- FLAT FEE**
For legal services, I have agreed to accept \$ _____
Prior to the filing of this statement I have received \$ _____
Balance Due \$ _____
- RETAINER**
For legal services, I have agreed to accept and received a retainer of \$ **25,000.00**
The undersigned shall bill against the retainer at an hourly rate of \$ **Per Fee Application**
[Or attach firm hourly rate schedule.] Debtor(s) have agreed to pay all Court approved fees and expenses exceeding the amount of the retainer.

- 2. The source of the compensation paid to me was:
 Debtor Other (specify):
- 3. The source of compensation to be paid to me is:
 Debtor Other (specify):
- 4. I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.
 I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.
- 5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:
 - a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
 - b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
 - c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
 - d. Representation of the debtor in adversary proceedings and other contested bankruptcy matters;
 - e. [Other provisions as needed]

6. By agreement with the debtor(s), the above-disclosed fee does not include the following service:

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

Date

James W. Elliott 0040961
Signature of Attorney
McIntyre Thanasides Bringgold Elliott, et al.
500 E. Kennedy Blvd.
Suite 200
Tampa, FL 33602
813-223-0000 Fax: 813-899-6069
James@mcintyrefirm.com

**United States Bankruptcy Court
Middle District of Florida**

In re **Melbourne Beach, LLC**

Debtor(s)

Case No.

Chapter **11**

CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for **Melbourne Beach, LLC** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

None [*Check if applicable*]

December 26, 2017

Date

/s/ James W. Elliott

James W. Elliott 0040961

Signature of Attorney or Litigant

Counsel for **Melbourne Beach, LLC**

McIntyre Thanasides Bringgold Elliott, et al.

500 E. Kennedy Blvd.

Suite 200

Tampa, FL 33602

813-223-0000 Fax:813-899-6069

James@mcintyrefirm.com